

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 658-A  
Case No. 89-10M/79-14F  
(PUD Modification @ Hillandale Mansion)  
January 14, 1991

By Z.C. Order No. 305 dated January 10, 1980, the Zoning Commission for the District of Columbia approved a Planned Unit Development (PUD) for a residential development (aka Hillandale) of 268 single-family dwelling units, a floor area ratio (FAR) of 0.40 and a maximum height limit of forty feet. The PUD site was zoned R-1-B, consists of approximately forty-two acres of land, and was located at 3905 Reseroir Road, N.W.

Z.C. Order No. 481 dated January 13, 1986 modified the original PUD approval with respect to a 35.75 acre portion of the PUD site. The modifications included changes in the location and configuration of the approved housing clusters, the design of the houses, changes in some of the tree preservation areas, and a reduction in the number of houses proposed for the overall PUD site by one house.

Z.C. Order No. 658 dated April 16, 1990, modified the original PUD approval with respect to a 1.8 acre site that is located in approximately the center of the Hillandale tract and is improved with a 23,000 square foot detached house commonly referred to as the Hillandale Mansion.

Z.C. Order No. 658 provided for the demolition of the Hillandale Mansion and the construction of detached single-family houses on the Hillandale Mansion site. Z.C. Order No. 658 became effective on May 18, 1990.

Counsel for applicant, by a letter captioned "Applicants Motion for Reconsideration" and received by the Zoning Secretariat on May 29, 1990, requested a reconsideration of the wording of item (7) of the Guidelines, Conditions and Standards contained in Z.C. Order No. 658, without a public hearing.

The substance of the motion requested the Zoning Commission to change the wording that "Each individual house lot shall have a maximum lot width of 51.25 feet" to read "Each individual house lot shall have a minimum lot width of 51.25 feet". The motion further stated that, this change is important because several of the approved lots have widths in excess of 51.25 feet.

The motion also indicated that Advisory Neighborhood Commission (ANC) 3B and the Embassy of France, parties to the case, were

informed of the reconsideration request.

On November 19, 1990, at its regular monthly meeting, the Zoning Commission reviewed and considered proposed action to approve the motion for reconsideration.

The proposed action to approve the change in Condition No. 7 of the Z.C. Order No. 658 was referred to National Capital Planning Commission (NCPC) for review and comment pursuant to the District of Columbia Self-Government and Governmental Reorganization Act as set forth in Section 5-417 of the D.C. Code ED. 1981.

By a report dated January 9, 1991, NCPC stated that the proposed modification would not adversely affect the federal establishment or other federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

The Commission concurs with the applicant and believes the proposed change is appropriate and reflects the intent of the Commission.

The Commission further believes that the proposed change would be in the best interest of the District of Columbia, consistent with the intent and purpose of Zoning Regulations and Zoning Act, and not inconsistent with the Comprehensive Plan for the National Capital.

The Commission also concluded that the proposed change will make for uniformity and consistency of the developed lots of the project.

In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby orders APPROVAL of the motion for reconsideration of item (7) of guidelines, conditions and standards of Z.C. Order No. 658 without a public hearing, to read minimum lot width of 51.25 feet in lieu of maximum lot width of 51.25 feet. Therefore, Condition No. 7 of Z.C. Order No. 658 shall be modified to read as follows:

"Each individual house lot shall have a minimum lot width of 51.25 feet."

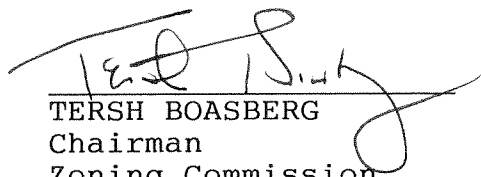
Vote of the Zoning Commission taken at the public meeting on November 19, 1990: 5-0 (Maybelle Taylor Bennett, John G. Parsons, William L. Ensign and Lloyd D. Smith to approve; Tersh Boasberg initially voting to approve, but subsequently not voting, having recused himself).

This Order was adopted, by the Zoning Commission at its public meeting held on January 14, 1990 by a vote of 4-0 (Maybelle Taylor Bennett, John G. Parsons, William L. Ensign and Lloyd D. Smith to

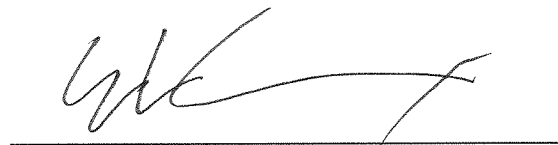
Z. C. ORDER NO. 658-A  
CASE NO. 89-10M/79-14F  
PAGE 3

adopt - Tersh Boasberg not voting, having recused himself.

In accordance with provisions of 11 DCMR 3028, this order shall become final and effective upon publication in the D.C. Register; that is, on FEB 1 1991.



TERSHER BOASBERG  
Chairman  
Zoning Commission



EDWARD L. CURRY  
Executive Director  
Zoning Secretariat

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